Map	Block	Lot		CARD			Total Card /	Total Parcel
146.0	0005	0006.0	1 of 1		Residential	APPRAISED:	759,800 /	759,800
					ARLINGTON	USE VALUE:	759,800 /	759,800
						ASSESSED:	759,800 /	759,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
180		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURKE FINBARR D & SARAH E
Owner 2:	
Owner 3:	
Street 1:	180 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HUBER JUDITH L TRUSTEE -
Owner 2:	JUDITH L HUBER REVOCABLE -
Street 1:	180 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,400 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Aluminum Exterior and 1605 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4400.000	318,200		441,600	759,800
Total Card	0.101	318,200		441,600	759,800
Total Parcel	0.101	318,200		441,600	759,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.40 | /Parcel: 473.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	96176
GIS Ref	
GIS Ref	
Insp Date	05/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	318,400	0	4,400.	441,600	760,000	760,000	Year End Roll	12/18/2019
2019	101	FV	244,600	0	4,400.	414,000	658,600	658,600	Year End Roll	1/3/2019
2018	101	FV	244,600	0	4,400.	342,200	586,800	586,800	Year End Roll	12/20/2017
2017	101	FV	244,600	0	4,400.	314,600	559,200	559,200	Year End Roll	1/3/2017
2016	101	FV	244,600	0	4,400.	287,000	531,600	531,600	Year End	1/4/2016
2015	101	FV	230,900	0	4,400.	281,500	512,400	512,400	Year End Roll	12/11/2014
2014	101	FV	230,900	0	4,400.	261,600	492,500	492,500	Year End Roll	12/16/2013
2013	101	FV	230,900	0	4,400.	249,000	479,900	479,900		12/13/2012

!11447!

PRINT

Date	Time
12/11/20	01:37:04

LAST REV

Date	Time
05/30/18	13:34:28
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11447

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUBER JUDITH L	67098-157		4/15/2016		650,000	No	No		
HUBER JUDITH L,	61522-559		4/2/2013	Convenience	1	No	No		
	PR476-191		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	96176
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2004	434	Manual	1,500	C				repair front porch

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2018	MEAS&NOTICE	BS	Barbara S
1/27/2009	Meas/Inspect	336	PATRIOT
1/3/2000	Meas/Inspect	163	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4400		Sq. Ft.	Site		0	80.	1.25	9									441,602						441,600	

Total AC/HA:	0.10101	Total SF/SM:	4400	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	441,602	Spl Credit		Total:	441,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30420566
Const Adj.:	0.98000199
Adj $ / SQ:	166.156
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390901
Depreciation:	72708
Depreciated Total:	318194

COMMENTS

648-4918.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1986
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

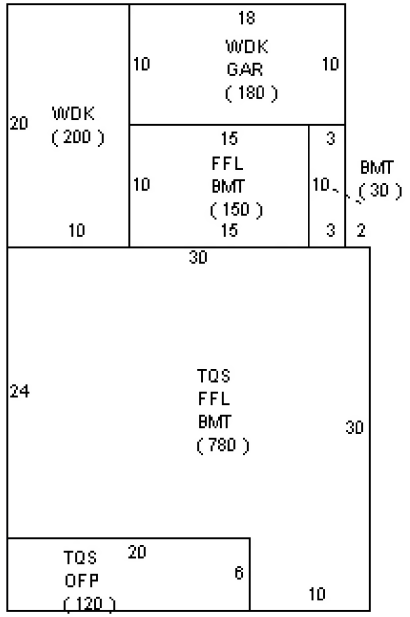
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.16
Special Features:	0	Val/Su Net:	98.06
Final Total:	318200	Val/Su SzAd	198.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	960	49.850	47,853
FFL	First Floor	930	166.160	154,525
TQS	3/4 Story	675	166.160	112,155
WDK	Deck	380	8.460	3,214
GAR	Garage	180	28.310	5,096
OFP	Open Porch	120	29.650	3,557

Net Sketched Area:	3,245			Total:	326,400
Size Ad	1605	Gross Are	3470	FinArea	1605

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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